099.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	699,000 / 699,000
					USE VALUE:	699,000 / 699,000
					ASSESSED:	699,000 / 699,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		MELVIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	UBERTI EZIO/ETAL	
Owner 2:	STEWART EILEEN R	
Owner 3:		
Street 1:	19 MELVIN ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .169 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 1622 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7356.000	250,200	300	448,500	699,000
Total Card	0.169	250,200	300	448,500	699,000
Total Parcel	0.169	250,200	300	448,500	699,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 430.84 | /Parcel: 430.84

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	64441
GIS Ref	
GIS Ref	
Insp Date	10/09/18

!8021!

PREVIOUS ASSESSMENT

Parcel ID: 099.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	250,200	300	7,356.	448,500	699,000		Year end	12/23/2021
2021	101	FV	241,000	300	7,356.	448,500	689,800		Year End Roll	12/10/2020
2020	101	FV	241,100	300	7,356.	448,500	689,900	689,900	Year End Roll	12/18/2019
2019	101	FV	206,900	300	7,356.	448,500	655,700	655,700	Year End Roll	1/3/2019
2018	101	FV	206,900	300	7,356.	384,400	591,600	591,600	Year End Roll	12/20/2017
2017	101	FV	206,900	300	7,356.	358,800	566,000	566,000	Year End Roll	1/3/2017
2016	101	FV	206,900	300	7,356.	307,500	514,700	514,700	Year End	1/4/2016
2015	101	FV	205,900	300	7,356.	275,500	481,700	481,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:35:38

LAST REV

Date	Time
10/16/18	10:26:36
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8021

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACDONALD MARK/	24955-130		10/28/1994		213,000	No	No		Y

USER DEFINED

Prior Id # 1:	64441
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2011	636	New Wind	2,000					REPL 1 WINDOW
10/2/2008	1260	Alterati	3,950	C		G10	GR FY10	SMALL GABLE ROOF O

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	CC	Chris C
6/16/2009	Info Fm Prmt	BR	B Rossignol
4/23/2009	Meas/Inspect	189	PATRIOT
12/21/1999	Measured	256	PATRIOT
12/3/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
9/11/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7356		Sq. Ft.	Site		0	70.	0.87	4									448,475						448,500	

Total AC/HA:	0.16887	Total SF/SM:	7356	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	448,475	Spl Credit		Total:	448,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	133.650
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	307421
Depreciation:	57180
Depreciated Total:	250241

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

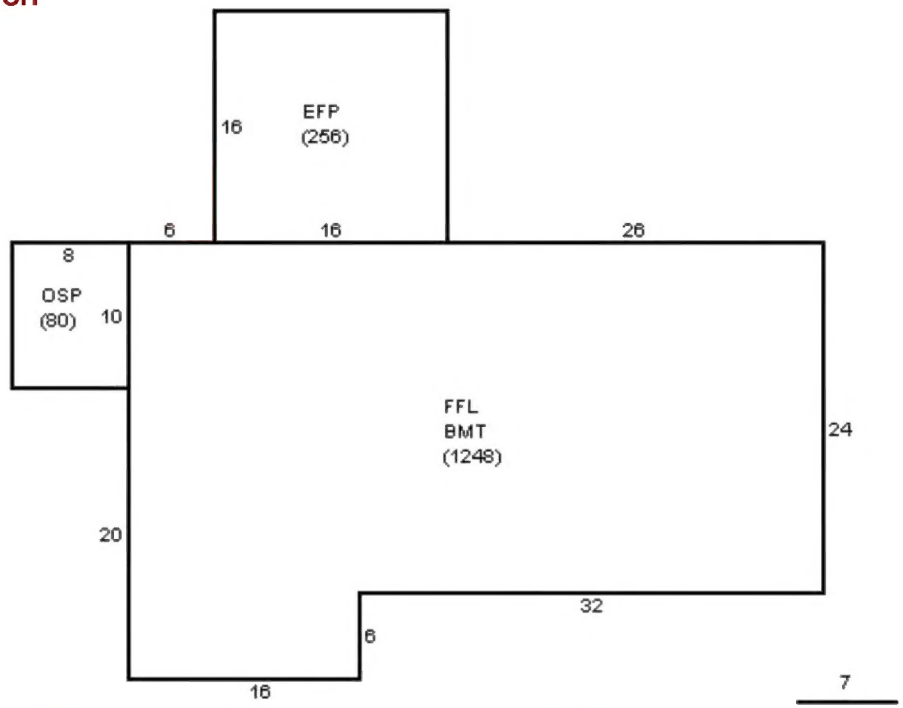
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	133.65
Special Features:	0	Val/Su Net:	88.35
Final Total:	250200	Val/Su SzAd	200.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,248	47.910	59,796
FFL	First Floor	1,248	133.650	166,795
EFP	Enclos Porch	256	37.480	9,595
OSP	Screen Porch	80	40.430	3,234

Net Sketched Area:	2,832			Total:	239,420
Size Ad	1248	Gross Area	2832	FinArea	1622

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

099.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X8	A	AV	1958	6.00	T	40.8	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300

IMAGE

AssessPro Patriot Properties, Inc